



**PLANNING COMMISSION  
MEETING MINUTES  
September 21, 2022  
Hybrid In-Person/Virtual Meeting via ZOOM  
6000 Main Street SW, Lakewood, WA 98499**

**Call to Order**

Mr. Don Daniels, Chair called the hybrid ZOOM meeting to order at 6:30 p.m.

**Roll Call**

Planning Commission Members Present: Don Daniels, Chair; Ryan Pearson, Vice-Chair; Paul Wagemann, Phillip Combs, Brian Parsons, Robert Estrada, and Linn Larsen

Planning Commission Members Excused: None

Commission Members Absent: None

Staff Present: Dave Bugher, Assistant City Manager, Development Services; Tiffany Speir, Long Range & Strategic Planning Manager; and Karen Devereaux, Administrative Assistant

Council Liaison: Paul Bocchi (present)

**Approval of Minutes**

The minutes of the meeting held on July 20, 2022 were approved as written by voice vote M/S/C Larsen/Estrada. The motion carried unanimously, 6 - 0.

**Agenda Updates**

None

**Public Comments**

None

**Public Hearings**

None

**Unfinished Business**

None

**New Business**

2023 Comprehensive Plan Amendment Docket Introduction

Ms. Tiffany Speir introduced eight applications submitted for 2023 Comprehensive Plan amendments. The period for the public to submit applications was duly noticed and open during the month of August 2022.

- 2023-01** Rick Hjelm request to redesignate /rezone Parcel 020352126 (8821 John Dower Rd SW) from Multifamily (MF) / Multifamily 1 (MF1) to Corridor Commercial CC/Commercial 1 (C1).
- 2023-02** Claude Remy request to redesignate/rezone parcel numbers 0219024020 and 0219024021 (5626 and 5634 Main St SW, respectively), and 0219024022 (1064 Davisson Rd SW) from Multifamily (MF) /Multifamily 3 (MF3) to Downtown /Central Business district (CBD).
- 2023-03** Lakewood Racquet Club request to redesignate/rezone parcel(s) 0219111038, -1040, and 3097000312 (5820 112<sup>th</sup> St SW) from mixed Residential (MR)/Mixed Residential 1 (MR1) to Open Space & Recreation (OSR)/ Open Space Recreation 2 (OSR2).

- 2023-04**      **LASA request to redesignate/rezone parcel(s) for development of low income housing:**
- 5130001640 (5516 Fairlawn Dr SW) and -1650 (5520 Fairlawn Dr SW) from Residential (R)/Residential 4 (R4) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2); and
- 5130001660 (8966 Gravelly Lake Dr SW), and -1671 (8956 Gravelly Lk Dr SW) from Arterial Corridor (ARC)/arterial Residential-Commercial (ARC) to Neighborhood Business District (NBD)/Neighborhood Commercial 2 (NC2)
- 2023-05**      **Allow permanent supportive housing (PSH) and Transitional Housing (TH)**
- 2023-06**      **Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects. within the City's Commercial 1, 2, and 3 zones.**
- 2023-06**      **Amend Policy LU-5.3 to reflect changes in allowed types of funding for financial and relocation assistance for people displaced as a result of construction and development projects**
- 2023-07**      **Rezone Parcel 880900340 from Residential/Residential3 (R3) to Open Space & Recreation 1 (OSR1) for expansion of Wards Lake Park**
- 2023-08**      **Update of Comprehensive Plan text regarding Western State Hospital to reflect adoption of new Master Plan (continued from 2021 amendment cycle)**

The discussion included preliminary information about each of the proposed amendments.

Ms. Speir presented the next steps in the 23CPA legislative process (subject to change):

October 5:      Planning Commission public hearing on proposed docket;  
 October 19:    Planning commission action on 23CPA docket recommendation;  
 November 7:   City Council study session on Commission-recommended 23CPA docket

*2044 Lakewood Population and Employment Growth Targets*

Ms. Tiffany Speir presented information on the County Council adoption of the 2044 Population, housing and Employment Targets for Pierce County and its Cities via Ordinance 2022-126s.

In August 2022, following deliberative and legislative processes at the Growth Management Coordination Committee, Pierce County Regional Council and Pierce County Council levels, the County Council adopted the 2044 Population, Housing and Employment Targets for Pierce County and its Cities via Ordinance 2022-126s. The Lakewood City Council has approved executing the Interlocal Agreement with the County to ratify the targets.

In summary, the Lakewood 2044 growth targets and amount of growth for each between 2020 and 2044 are included here:

<b>2044 Population Target</b>	<b>2020-2044 Net Increase</b>	<b>2044 Housing Target</b>	<b>2020-2044 Net Increase</b>	<b>2044 Employment Target</b>	<b>2020-2044 Net Increase</b>
86,792	23,180	36,713	9,714	39,735	9,863

The locations identified for 35% of the planned housing growth and 87% of the planned employment growth in Lakewood by 2035 are within the Downtown and Lakewood Station District Subareas:

	<b>Downtown Subarea</b>	<b>Station District Subarea</b>	<b>Total</b>
<b>Net Increase in Housing Units by 2035</b>	2,257 (23% of '44 target)	1,179 (12% of '44 target)	3,436*
<b>Net Increase in Jobs by 2035</b>	7,369 (75% of '44 target)	1,186 (12% of '44 target)	8,555

#### 2024 Comprehensive Plan Periodic Review Process Introduction

Ms. Tiffany Speir reviewed the process and legal requirements for the 2024 Comprehensive Plan Periodic Review (24CPPR) with Commissioners.

Lakewood, along with every county and city in the state planning under the Growth Management Act (GMA), is required to conduct a “periodic review” (and potential update) of its Comprehensive Plan and development regulations (RCW 36.70A.130(1).) Lakewood’s next periodic review must be completed by December 21, 2024; future periodic reviews will be conducted every 10 years. In addition, Lakewood will be required to complete submit an implementation progress report on key outcomes five (5) years after each review and revision of the Comprehensive Plan.

Counties and cities must be up-to-date with the requirements of the GMA, including the periodic update requirements, to be eligible for grants and loans from certain state infrastructure programs.

There are six overall tasks Lakewood must accomplish during the periodic update process:

1. Establish a work program (including a public participation plan) and schedule
2. Review, and revise where needed, relevant plans and regulations
3. Conduct a public engagement program throughout the periodic update process
4. Submit notice to the state
5. Take legislative action on proposed amendments
6. Submit updated Comprehensive Plan to PSRC for certification



Ms. Speir provided an initial work plan schedule to the Commission:

Sept – Oct '22	Oct '22	Nov '22	Oct - Dec '22	Nov '22 – Feb '23
Work program	Community Engagement Plan	City-Co. collaboration & launch community engagement	Review of existing Plan & regulations	Data gathering & analysis; start SEPA review

Feb – Sept. '23	Sept. – Dec. '23	Jan' 24	Feb - May '24	May - Jun '24
Staff reports & maps, draft Plan, draft regulations	Planning Commission public hearings and action to recommend	SEPA determination, submit to PSRC	Submit draft to Commerce, start Council review	Council hearings, action to adopt, notify Commerce

City staff would bring updates regarding the 2024 Periodic Review to the Planning Commission for the remainder of 2022 and regularly throughout 2023 and 2024. Action by the Commission would be completed no later than June 2024.

#### Report from Council Liaison

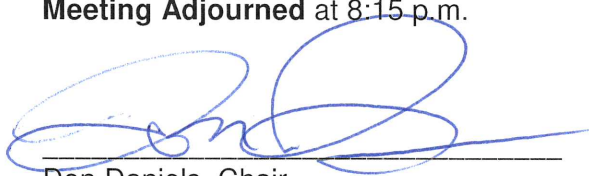
Councilmember Mr. Paul Bocchi updated Commissioners on the progress of the tree code update at the City Council level.

#### Reports from Commission Members and Staff

Ms. Speir reminded the Commission that the October 5 meeting would be held in the American Lake Conference Room due to a special City Council meeting occurring at the same time as the Commission meeting.

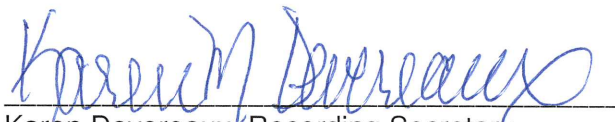
**Next Regular Meeting** would be held as a hybrid in-person/ZOOM meeting on October 5, 2022.

**Meeting Adjourned** at 8:15 p.m.



Don Daniels, Chair  
Planning Commission

10/05/2022



Karen Devereaux, Recording Secretary  
Planning Commission

10/05/2022